



## WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION

August 4, 2014  
Plan Commission Order Number 14-02

**Order Number:** 14-02

**Request:** An Order confirming that the Redevelopment Commission Declaratory Resolution 3-2014, conforms to the plan of development for the City of Westfield.

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Order 14-02  
Exhibit 3 - Declaratory Resolution 3-2014  
Exhibit 4 –Spring Mill Station Economic Development Area Map  
Exhibit 5 – Spring Mill Station Comprehensive Plan Amendment (Res. 14-107)

**Staff Reviewer:** Ryan Clark, AICP

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### **Petition History**

- July 21, 2014 – The Westfield Redevelopment Commission adopted Declaratory Resolution 3-2014, which initiates creation of the Spring Mill Station Economic Development Area.

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### **Procedural**

- The Plan Commission’s function on this agenda item is to determine that the Resolution (“Res. 3-2014”, see Exhibit 3) and Redevelopment Plan (identified as Exhibit A in Res. 3-2014) conform to the City of Westfield’s plan of development, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or disapproving the Res. 3-2014 and Redevelopment Plan (identified as Exhibit A in Res.3-2014), in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission orders are not public hearing items.

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### **Analysis**

#### **Overview**

The Spring Mill Station Economic Development Area (EDA) is proposed in order to implement the recommendations of the Spring Mill Station Plan (Resolution 14-107), an amendment to the Westfield-Washington Township Comprehensive Plan adopted on April 14, 2014 (“Exhibit 5”). The amendment began as a neighborhood initiative led by local residents who had a desire to see redevelopment occur in a coordinated manner around the 161<sup>st</sup> St. and Spring Mill Road intersection. The group, along with the City



Council representatives that serve on the Council Committee of Ordinance Revision, is collectively referred to as the "Spring Mill Station Task Group".

The Spring Mill Station Plan includes several policy recommendations for the area including thematic site design and architecture, public art, as well as heavy focus on pedestrian connections and safety throughout the planning area, some of which may be public improvements. In addition, the Spring Mill Station Task Group envisions a neighborhood commercial center to serve the local needs of the surrounding neighborhoods and to enhance the existing commercial center at 161<sup>st</sup> Street and Spring Mill Road.

In order to reach the vision of the Spring Mill Station Task Group, one of the policy recommendations of the comprehensive plan amendment recommends that a financial strategy to fund any public improvements in the planning area be implemented (page 4, item 6).

The proposed EDA map ("Exhibit 3") is the same map shown on page 26 of Resolution 14-107 ("Exhibit 5") and staff would therefore suggest that this area is consistent with plan of development for the City of Westfield.

#### Advisory Plan Commission's Role

As required by IC § 36-7-14, the APC is to determine, in the form of a written order, whether each proposal brought forward conforms to the plan of development for the City of Westfield.

#### Spring Mill Station Economic Development Area

The Spring Mill Station Economic Development Area (the "Spring Mill Station EDA") is generally located on all four corners of the 161<sup>st</sup> Street and Spring Mill Road. The Spring Mill Station EDA is approximately 94 acres in size. Most of the property in the Spring Mill Station EDA is currently zoned residential, but there are several percolating commercial rezoning petitions in this area.

#### Staff Recommendation

Approve Order 14-02 as presented.